

October 15, 2020

Reference No.11208393-201

Mr. Timothy D. Hoffman Disnmore & Shohl Fifth Third Center 1 S. Main St. Suite 1300 Dayton, Ohio 45402

Mr. Nathan Anderson D. Dickinson Construction 2075 Dryden Road Moraine, Ohio 45439

Mr. Mark Fornes Mark Fornes Realty Inc. 2080 Byers Road Miamisburg, Ohio 45342

Dear Messrs. Hoffman, Anderson, and Fornes:

Re: Summary of Vapor Intrusion Sampling Results
D. Dickinson Construction – Building 17
South Dayton Dump and Landfill Site, Moraine, Ohio

GHD prepared this letter to inform you of the results of the vapor intrusion (VI) sampling completed at the subject property (2075 Dryden Road) in 2020. VI is the migration of volatile chemicals from the subsurface into overlying buildings. VI is a potential concern at any building located near soil, groundwater, or soil vapor containing solvent- or petroleum-related compounds that may volatilize. In 2012, GHD began VI studies in the area as part of the investigation of the South Dayton Dump and Landfill (SDDL) Site. GHD is conducting this work on behalf of the companies that have responded to United States Environmental Protection Agency (USEPA) requests to conduct Remedial Investigation (RI) and VI studies associated with the Site (Respondents). The oversight of these projects is being performed by USEPA.

Based on the results of the VI studies performed in the area, a sub-slab depressurization system (SSDS) was installed in the one building (designated as Building 17) on your property and has been operating since 2013. The SSDS withdraws a small amount of air from beneath the building to create a negative pressure so that vapors do not migrate into the building (similar to a radon system in a home). Vacuum measurements from beneath the building floor slab are regularly collected to demonstrate that the SSDS is working properly. The monitoring program, which began in 2013, includes collection of indoor air (IA) samples at multiple locations for laboratory analysis of volatile organic compounds (VOCs). Only IA samples are collected from Building 17 for the monitoring program because the vacuum measurements indicate that the SSDS is working properly. The sampling serves to demonstrate that air within the building





meets VI standards set by the State of Ohio. The IA sample locations within your building (Building 17) are shown on Figure 1.

2020 Sampling Results

During the most recent sampling event conducted on February 6, 2020, GHD collected IA samples at three locations and one outdoor ambient (OA) air sample. These analytical results are attached in Table 1 along with results for all samples collected since 2012. Table 1 also shows the screening levels established by the Ohio Department of Health (ODH), which are used for comparison to the detected concentrations in the samples. As shown in Table 1, while some VOCs were detected in the February 2020 IA samples (indicated with blue highlight), none of the VOCs were detected at concentrations above the ODH IA screening levels for non-residential use in the February 2020 samples.

Additional Information

As previously mentioned in this letter, Table 1 shows the results of all analyses conducted since 2012 for SS and IA samples. The table shows that benzene was detected once above ODH screening levels in June 2014, but it is concluded the detection was not related to VI. Analytical results for detected VOCs that exceeded the ODH screening levels in at least one sample are shown on Figure 1. This includes benzene at IA-17-A and IA-17-B in June 2014, and trichloroethene (TCE) at SS locations SS-17-A and SS-17-B in 2012.

Please note that the SS screening levels shown in Table 1 are calculated based on an attenuation factor (AF) to account for the mixing and ventilation that occurs when vapors enter the IA¹. For this reason, an exceedance of these values is used as an indicator of potential impact to IA, which requires further assessment. The SSDS in Building 17 was installed and operated in response to the TCE detections in SS soil gas samples, not detections in IA samples. TCE has not been detected in IA samples at concentrations greater than the ODH IA screening levels, indicating that VI has not been documented.

As part of the monitoring program, GHD measured vacuum readings at each SS soil vapor probe locations to determine if the SSDS is depressurizing the sub-slab (SS) zone beneath the building. A vacuum reading of negative 0.004-inches of water column ("w.c.) indicates that the SSDS is successfully depressurizing the building SS. The latest vacuum readings, measured on June 18, 2019, are presented on Figure 1. The vaccum readings show that vacuum measured at all SS probes meet or exceed the target vacuum of -0.004" w.c. indicating the building SS is successfully being depressurized. This finding is consistent with previous monitoring results.

GHD completed quarterly inspections of the SSDS exterior blowers and SSDS interior system components to determine if the system is working properly. Inspections completed on March 19, 2020,

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The ODH screening levels shown in Table 1 were calculated based on an attenuation factor (AF) equal to 10, reflective of 2002 USEPA guidance. USEPA revised and issued final VI guidance in 2015 which utilizes an AF of 33 for residential buildings; see "OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Source to Indoor Air (USEPA, June 2015) (Final Vapor Intrusion Guidance)". The use of AF=10 in the original assessment (2012) and included in Table 1 is a more conservative approach compared to the use of AF=33 based on current USEPA guidance.



June 29, 2020, and September 30, 2020 indicated vacuum readings at each extraction point blower were within the target range of -0.5 to -4.0" w.c. and that the SSDS is functioning properly.

Conclusion

The 2020 monitoring results show that no VOCs were detected in IA samples at concentrations greater than the ODH IA screening levels. The SS soil gas vacuum readings indicate that the SSDS is effectively depressurizing the SS beneath the building and addressing potential VI.

GHD plans to continue monitoring system performance (vacuum readings), and collect IA samples annually every winter to ensure acceptable system operation conditions. In addition, GHD will inspect the vacuum blower operation on a quarterly basis and replace blowers as needed.

If you have questions related to the sampling or on-going site investigation, please do not hesitate to contact the undersigned.

GHD

Julian Hayward

Julian Hazuan

Valerie Chan

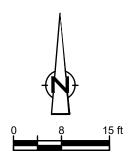
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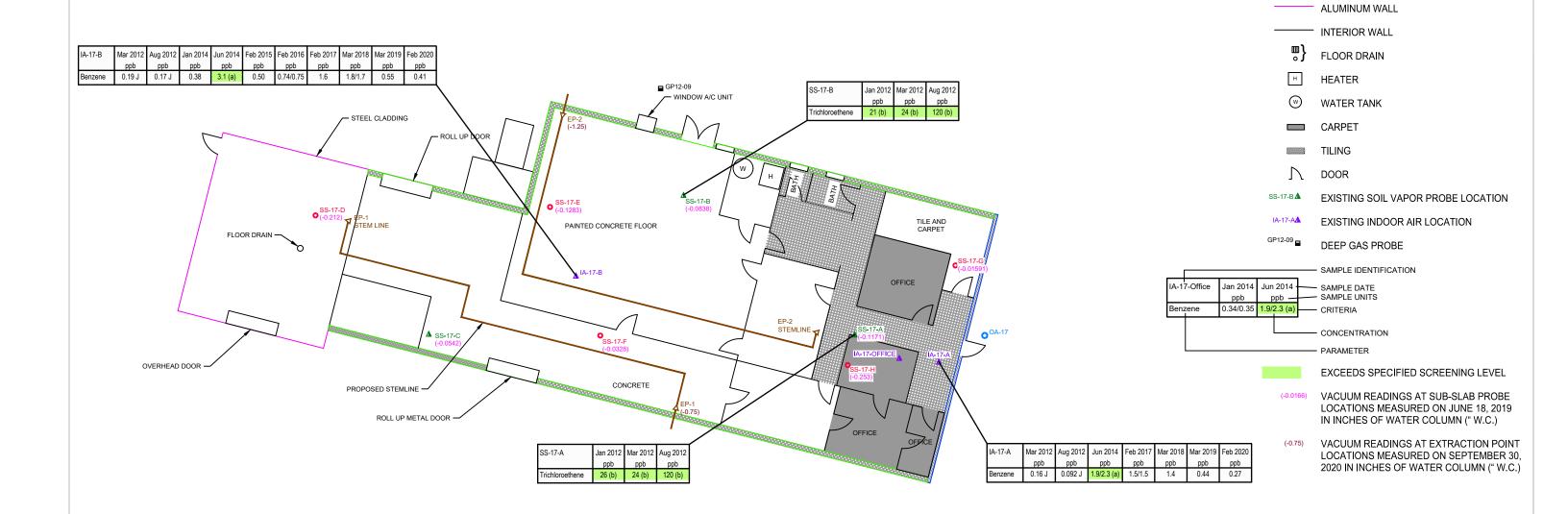
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Encl.

cc: Robert Thompson – USEPA Remedial Project Manager Tamara McPeek – Ohio EPA, Site Coordinator

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SOUTH DAYTON DUMP AND LANDFILL SITE 2075 DRYDEN ROAD, MORAINE, OHIO

LEGEND

BRICK

△EP-1 SUCTION POINT LOCATION

CONCRETE BLOCK

PIPING AND FAN LOCATION OSS-17-E COMPLIANCE POINT LOCATION

> Project No. 11208393 Date October 2020

PARCEL NUMBER 5175, BUILDING 17

 $File name: N: CA | Waterloo| Projects | 662 | 11208393 | Digital_Design | ACAD_2020 | Figures | LTR-HOFF-ANDE-FORN001 | 11208393-111 (HOFF-ANDE-FORN001) GN-WA001.dwg$ Plot Date: 08 October 2020 10:56 AM

ODH Non-Residential Screening Levels

Sub-Slab

(ppb)

370

250

Chemical

cis-1,2-Dichloroethene

Tetrachloroethene

Trichloroethene

Vinyl chloride

Table 1 Page 1 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		ODH Non-Residential	Screening Levels	IA-17-A IA-38443-030712-JC-105 3/7/2012	IA-17-A IA-38443-080112-GL-022 8/1/2012	IA-17-A IA-38443-060314-GL-001 6/3/2014	IA-17-A IA-38443-060314-GL-002 6/3/2014 Duplicate	IA-17-A IA-38443-022217-JC-005 2/22/2017	IA-17-A IA-38443-022217-JC-006 2/22/2017 Duplicate
Parameters	Units		Indoor Air	_					
		а	b						
Volatile Organic Compounds									
1,1-Dichloroethane	ppbv	160	16	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U
Benzene	ppbv	20	2	0.16 J	0.092 J	1.9	2.3 ^b	1.5	1.5
Chloroform (Trichloromethane)	ppbv	800	80	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U
cis-1,2-Dichloroethene	ppbv	370	37	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U
Ethylbenzene	ppbv	2500	250	0.068 U	0.068 U	1.7	2.2	2.2	2.0
m&p-Xylenes	ppbv	2000	200	0.13 J	0.12 U	6.9	8.6	8.5	7.6
Naphthalene	ppbv	29	2.9	0.090 UJ	0.090 U	0.22 J	0.18 J	0.090 UJ	0.18 J
o-Xylene	ppbv	2000	200	0.061 U	0.061 U	2.2	2.7	2.9	2.6
Tetrachloroethene	ppbv	250	25	0.040 U	0.040 U	0.040 U	0.040 U	0.060 J	0.045 J
Trichloroethene	ppbv	20	2	0.036 U	0.062 J	0.049 U	0.063 U	0.25	0.23
Vinyl chloride	ppbv	20	2	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U

Notes:

- J Estimated concentration.
- JN Tentatively identified compound, estimated concentration.
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- - Not applicable.
- concentration is greater than

Table 1 Page 2 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		IA-17-A IA-38443-030618-JC-002 3/6/2018	IA-17-A : IA-38443-030119-JC-002 3/1/2019	IA-17-A IA-38443-020620-JC-002 2/6/2020	IA-17-B IA-38443-030712-JC-107 3/7/2012	IA-17-B IA-38443-080112-GL-021 8/1/2012	IA-17-B IA-38443-011614-GL-010 1/16/2014	IA-17-B IA-38443-060314-GL-003 6/3/2014
Parameters	Units							
Volatile Organic Compounds								
1.1-Dichloroethane	ppbv	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U
Benzene	ppbv	1.4	0.44	0.27	0.19 J	0.17 J	0.38	3.1 ^b
Chloroform (Trichloromethane)	ppbv	0.038 U	0.038 U	0.070 J	0.038 U	0.043 J	0.050 J	0.038 U
cis-1,2-Dichloroethene	ppbv	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U
Ethylbenzene	ppbv	1.2	0.40	0.27	0.11 J	0.13 J	0.93	3.3
m&p-Xylenes	ppbv	4.7	1.6	1.3	0.39	0.53	2.9	13
Naphthalene	ppbv	0.15 J	0.10 J	0.090 UJ	0.090 UJ	0.19 J	0.090 UJ	0.36 J
o-Xylene	ppbv	1.5	0.62	0.35	0.14 J	0.22	0.80	4.4
Tetrachloroethene	ppbv	0.33	0.082 J	0.051 J	0.040 U	0.040 U	0.040 U	0.040 U
Trichloroethene	ppbv	0.036 U	0.036 U	0.036 U	0.036 U	0.18 J	0.036 U	0.12 U
Vinyl chloride	ppbv	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U

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Table 1 Page 3 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		IA-17-B IA-38443-021915-GL-024 2/19/2015	IA-17-B IA-38443-021016-GL-002 2/10/2016	IA-17-B IA-38443-021016-GL-003 2/10/2016	IA-17-B IA-38443-022217-JC-007 I 2/22/2017	IA-17-B A-38443-030618-JC-004 3/6/2018	IA-17-B I IA-38443-030618-JC-005 3/6/2018 Duplicate	IA-17-B IA-38443-030119-JC-003 3/1/2019
Parameters	Units						2 upouto	
Volatile Organic Compounds								
1,1-Dichloroethane	ppbv	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U
Benzene	ppbv	0.50	0.75	0.74	1.6	1.8	1.7	0.55
Chloroform (Trichloromethane)	ppbv	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U
cis-1,2-Dichloroethene	ppbv	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U
Ethylbenzene	ppbv	0.54	0.52	0.52	2.2	1.4	1.3	0.55
m&p-Xylenes	ppbv	1.9	2.0	2.0	8.3	5.6	5.2	2.2
Naphthalene	ppbv	0.090 U	0.090 U	0.090 U	0.15 J	0.16 J	0.14 J	0.097 J
o-Xylene	ppbv	0.57	0.59	0.60	2.9	1.8	1.6	0.86
Tetrachloroethene	ppbv	0.040 U	0.040 U	0.040 U	0.042 J	0.26	0.32	0.10 J
Trichloroethene	ppbv	0.057 J	0.044 J	0.044 J	0.28	0.036 U	0.036 U	0.036 U
Vinyl chloride	ppbv	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U

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Table 1 Page 4 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		IA-17-B IA-38443-020620-JC-003 2/6/2020	IA-17-Office IA-38443-011614-GL-008 1/16/2014	IA-17-Office IA-38443-011614-GL-009 1/16/2014 Duplicate	IA-17-Office IA-38443-021915-GL-023 2/19/2015	IA-17-Office IA-38443-021016-GL-001 2/10/2016	IA-17-Office IA-38443-022217-JC-008 2/22/2017	IA-17-Office IA-38443-030618-JC-001 3/6/2018
Parameters	Units							
Volatile Organic Compounds								
1,1-Dichloroethane	ppbv	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U
Benzene	ppbv	0.41	0.34	0.35	0.48	0.63	1.6	1.2
Chloroform (Trichloromethane)	ppbv	0.10 J	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U
cis-1,2-Dichloroethene	ppbv	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U
Ethylbenzene	ppbv	1.1	0.87	0.63	0.46	0.50	1.9	1.0
m&p-Xylenes	ppbv	5.5	2.7	1.9	1.6	1.9	6.6	4.2
Naphthalene	ppbv	0.090 UJ	0.090 UJ	0.090 UJ	0.090 U	0.090 U	0.090 UJ	0.13 J
o-Xylene	ppbv	1.7	0.75	0.55	0.47	0.60	2.1	1.3
Tetrachloroethene	ppbv	0.095 J	0.040 U	0.040 U	0.050 J	0.040 U	0.046 J	0.30
Trichloroethene	ppbv	0.036 U	0.036 U	0.058 U	0.039 J	0.036 U	0.28	0.036 U
Vinyl chloride	ppbv	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U

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Table 1 Page 5 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		IA-17-Office IA-38443-030119-JC-004 3/1/2019	IA-17-Office IA-38443-030119-JC-005 3/1/2019 Duplicate	IA-17-Office IA-38443-020620-JC-004 2/6/2020	IA-17-Office IA-38443-020620-JC-005 2/6/2020 Duplicate	OA-17 OA-38443-030712-JC-104 3/7/2012	OA-17 OA-38443-080112-GL-023 8/1/2012	OA-17 OA-38443-011614-GL-011 1/16/2014
Parameters	Units							
Volatile Organic Compounds								
1,1-Dichloroethane	ppbv	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U
Benzene	ppbv	0.41	0.44	0.32	0.26	0.14 J	0.22	0.15 J
Chloroform (Trichloromethane)	ppbv	0.14 J	0.038 U	0.069 J	0.064 J	0.038 U	0.042 J	0.038 U
cis-1,2-Dichloroethene	ppbv	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U
Ethylbenzene	ppbv	0.39	0.40	0.34	0.22	0.068 U	0.16 J	0.068 U
m&p-Xylenes	ppbv	1.6	1.6	1.7 J	0.80 J	0.12 U	0.58	0.13 J
Naphthalene	ppbv	0.16 J	0.14 J	0.090 UJ	0.090 UJ	0.090 UJ	0.090 U	0.090 U
o-Xylene	ppbv	0.64	0.63	0.46	0.28	0.061 U	0.24	0.061 U
Tetrachloroethene	ppbv	0.087 J	0.083 J	0.050 J	0.059 J	0.040 U	0.040 U	0.040 U
Trichloroethene	ppbv	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.16 J	0.036 U
Vinyl chloride	ppbv	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U

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Table 1 Page 6 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		OA-17 OA-38443-060314-GL-004 6/3/2014	OA-17 OA-38443-021016-GL-004 2/10/2016	OA-17 OA-38443-022217-JC-009 2/22/2017	OA-17 OA-38443-030618-JC-003 3/6/2018	OA-17-2014 OA-38443-030119-JC-001 3/1/2019	OA-17-2014 OA-38443-020620-JC-001 2/6/2020	OA-17-2015 OA-38443-021915-GL-025 2/19/2015
Parameters	Units							
Volatile Organic Compounds								
1,1-Dichloroethane	ppbv	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 UJ
Benzene	ppbv	0.071 J	0.19 J	0.19 J	0.22	0.22	0.16 J	0.23 J
Chloroform (Trichloromethane)	ppbv	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 UJ
cis-1,2-Dichloroethene	ppbv	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 U	0.060 UJ
Ethylbenzene	ppbv	0.068 U	0.068 U	0.070 J	0.072 J	0.073 J	0.068 U	0.068 UJ
m&p-Xylenes	ppbv	0.13 J	0.12 U	0.24	0.26	0.26	0.12 U	0.12 UJ
Naphthalene	ppbv	0.090 U	0.090 U	0.090 UJ	0.095 J	0.091 U	0.090 UJ	0.090 UJ
o-Xylene	ppbv	0.061 U	0.061 U	0.097 J	0.092 J	0.099 J	0.061 U	0.061 UJ
Tetrachloroethene	ppbv	0.040 U	0.040 U	0.047 J	0.040 U	0.040 U	0.055 J	0.040 UJ
Trichloroethene	ppbv	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.041 J
Vinyl chloride	ppbv	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 UJ

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Table 1 Page 7 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		SS-17-A SS-38443-010912-JC-044 1/9/2012	SS-17-A SS-38443-030712-JC-106 3/7/2012	SS-17-A SS-38443-080112-GL-029 8/1/2012	SS-17-B SS-38443-010912-JC-045 1/9/2012	SS-17-B SS-38443-030712-JC-108 3/7/2012	SS-17-B SS-38443-080112-GL-020 8/1/2012	SS-17-C SS-38443-010912-JC-046 1/9/2012
Parameters	Units							
Volatile Organic Compounds								
1,1-Dichloroethane	ppbv	0.035 U	0.026 U	0.046 U	0.28 U	0.026 U	0.026 U	0.035 U
Benzene	ppbv	0.20	0.12 J	0.29 J	0.14 U	0.056 U	0.63	0.018 U
Chloroform (Trichloromethane)	ppbv	0.031 U	0.038 U	0.70	0.25 U	0.038 U	0.10 J	0.031 U
cis-1,2-Dichloroethene	ppbv	0.014 U	0.060 U	0.11 U	0.11 U	0.060 U	0.060 U	0.14 J
Ethylbenzene	ppbv	0.40	0.18 J	0.35	0.18 U	0.068 U	0.068 U	0.022 U
m&p-Xylenes	ppbv	1.0	0.47	1.5	0.38 U	0.12 U	0.12 U	0.074 J
Naphthalene	ppbv	0.21 J	0.12 J	0.25 J	0.69 U	0.090 UJ	0.090 U	0.086 U
o-Xylene	ppbv	0.57	0.24	0.90	0.18 U	0.061 U	0.061 U	0.031 J
Tetrachloroethene	ppbv	1.3	1.0	4.9	0.44 J	0.58	3.7	0.25
Trichloroethene	ppbv	26 ^a	24 ^a	120 ^a	21 ^a	24 ^a	120 ^a	0.26
Vinyl chloride	ppbv	0.029 U	0.071 U	0.12 U	0.23 U	0.071 U	0.071 U	0.029 U

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Table 1 Page 8 of 8

Summary of Building 17 - D. Dickinson Construction Analytical Results South Dayton Dump and Landfill Site Moraine, Ohio 2012-2020

Sample Location: Sample ID: Sample Date:		SS-17-C SS-38443-030712-JC-109 3/7/2012	SS-17-C SS-38443-080112-GL-018 8/1/2012	SS-17-C SS-38443-080112-GL-019 8/1/2012 Duplicate
Parameters	Units			
Volatile Organic Compounds				
1,1-Dichloroethane	ppbv	0.026 U	0.026 U	0.026 U
Benzene	ppbv	0.056 U	0.056 U	0.41
Chloroform (Trichloromethane)	ppbv	0.038 U	0.038 U	0.038 U
cis-1,2-Dichloroethene	ppbv	0.060 U	0.060 U	0.060 U
Ethylbenzene	ppbv	0.068 U	0.068 UJ	0.42 J
m&p-Xylenes	ppbv	0.12 U	0.15 J	2.6 J
Naphthalene	ppbv	0.090 UJ	0.090 U	0.090 U
o-Xylene	ppbv	0.061 U	0.062 J	1.2 J
Tetrachloroethene	ppbv	0.13 J	1.2	1.4
Trichloroethene	ppbv	0.074 J	1.1	1.1
Vinyl chloride	ppbv	0.071 U	0.071 U	0.071 U

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